

## HEARING OFFICER STUDY SESSION

TUESDAY  
SEPTEMBER 1, 2015

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
4:30 PM

The Hearing Officer reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Study Session.

### Study Session agenda:

1. Review of September 1, 2015 Agenda

<p>The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.</p>
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Advertised: Monday, August 17, 2015



## PUBLIC HEARING AGENDA

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**REVISED**

Hearing Officer  
September 1, 2015

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
Study Session at 4:30 PM  
5:00 PM

1. CONSIDERATION OF MEETING MINUTES: August 18, 2015 [20150818Minutes.pdf](#)
2. Request approval to abate public nuisance items at the **ROSTA PROPERTY (CE152679)** located at 2357 East Pebble Beach Drive. The applicant is the City of Tempe.

STAFF REPORT: [HOr\\_RostaPropertyAbate\\_090115.pdf](#)

3. Request approval for two (2) variances to reduce the street side yard setback and the off street parking requirements for **1647 EAST BROADMOR DRIVE (PL150287)** located 1647 East Broadmor Drive. The applicant is Manjula Vaz/Gammage & Burnham PLC.  
**CASE CONTINUED TO SEPTEMBER 15, 2015 HEARING OFFICER**

4. Request approval for a use permit to allow retail auto sales for **WHEELS IN MOTION AUTO SALES LLC (PL150307)** located at 7425 South Harl Drive **Avenue**. The applicant is Tim Zarbock.

STAFF REPORT: [HOr\\_WheelsInMotion\\_090115.pdf](#)

5. Request approval for a use permit to allow a monopole (monopalm) and equipment for **VERIZON PHO LOS ARBOLES (PL150312)** located at 1840 East Warner Road. The applicant is Jason Sanks/Shaw & Associates PLC.

STAFF REPORT: [HOr\\_VerizonLosArboles\\_090115.pdf](#)

6. Request approval for a use permit to allow massage therapy for a portion of the tenants occupying **PHENIX SALON SUITES (PL150301)** located at 1761 East Warner Road, Suite B5. The applicant is Penghui Zhao.

STAFF REPORT: [HOr\\_PhenixSalonStes\\_090115.pdf](#)

7. Request approval for a use permit to allow RV parking to be located in the front yard setback for the **BRINER RESIDENCE (PL150311)** located at 3525 South Poplar Street. The applicant is Donald Briner.  
**CASE CONTINUED TO SEPTEMBER 15, 2015 HEARING OFFICER**

8. Request approval for two (2) use permit standards to reduce the west and southwest side yard setbacks by 20% to allow a home addition for the **TARIOT SHEARD RESIDENCE (PL150317)** located at 235 West Jeanine Drive. The applicant is Karyn Parks/Parks Architects Inc.

STAFF REPORT: [HOr\\_TariotSheardRes\\_090115.pdf](#)

9. Request approval for two (2) use permit standards to reduce the north and south side yard setbacks by 20% for a home addition for the **CARLSON RESIDENCE (PL150204)** located at 7918 South Ash Avenue. The applicant is Kevin Fulkerson/Cornerstone Design.

**CASE CONTINUED TO SEPTEMBER 15, 2015 HEARING OFFICER**

10. Request approval for a use permit to allow massage and skin care treatments for **PHYSICIAN'S CHOICE MASSAGE (PL150291)** located at 1840 East Warner Road, Suite No. 101. The applicant is Devena Riedl.

**CASE CONTINUED FROM AUGUST 18, 2015 HEARING OFFICER**

11. Request approval for a use permit to allow a tobacco retailer for **FIESTA PLAZA – OASIS VAPE (PL150298)** located at 7520 South Rural Road, Suite No. A4. The applicant is Gianni Martinez.

**CASE CONTINUED FROM AUGUST 18, 2015 HEARING OFFICER**

**CASE CONTINUED TO SEPTEMBER 15, 2015 HEARING OFFICER**

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Agenda Advertised: Monday, August 17, 2015

Revised Thursday, August 13<sup>th</sup> to add continued Agenda Item No. 11 – Oasis Vape.

Revised Wednesday, August 19<sup>th</sup> to add continued case – Physician's Choice – Agenda Item No. 10

Revised Thursday, August 27<sup>th</sup> – Continued Agenda Item Nos. 7 & 11 to 9/1 HO

Revised Friday, August 28<sup>th</sup> – Continued Agenda Item Nos. 3 & 9 to 9/1 HO